

**ORDINANCE NO. 20060608-088**

**AN ORDINANCE AMENDING ORDINANCE NO. 000629-105, WHICH ADOPTED THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO CHANGE BASE DISTRICT ZONING BOUNDARIES FOR PROPERTIES ON WEST LYNN STREET AND EASON STREET.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Ordinance No. 000629-105 adopted the Old West Austin Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

**PART 2.** Ordinance No. 000629-105 is amended to change base district zoning boundaries for properties with street frontages on both West Lynn Street and Eason Street in order to preserve the single-family character of Eason Street.

**PART 3.** Goal 1, Objective 1.1, Action 4 is amended as follows:

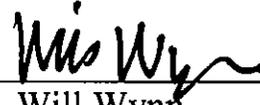
Allow addition of residential (mixed-use) on West Lynn Street from 10<sup>th</sup> Street to 13<sup>th</sup> Street on properties that already have both commercial zoning and a commercial use, by applying the Neighborhood Plan Combining District special use category "Neighborhood Mixed Use Building" and the Mixed Use Combining District. Preserve existing Eason Street residential uses with structures with [and] SF-3 zoning on the west side of Eason Street, which shares lots with West Lynn Street. Modifications to the existing zoning boundaries for non-residential uses fronting on West Lynn Street will be supported only if, along the west side of Eason Street, the zoning remains residential and the future development or redevelopment of residential uses is not prevented. [In order to preserve the existing residential housing stock in the neighborhood, no rezonings from residential to commercial are recommended for West Lynn.] To develop commercial structures that are compatible with the residential character of the neighborhood, building height will be limited to 40' and three stories for commercially zoned properties on West Lynn Street from 10<sup>th</sup> Street to 13<sup>th</sup> Street. (City Action Item: DRID)

**PART 4.** This ordinance takes effect on June 19, 2006.

**PASSED AND APPROVED**

\_\_\_\_ June 8 \_\_\_\_\_, 2006

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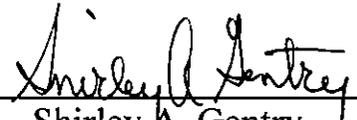
\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED**



\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**



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Shirley A. Gentry  
City Clerk